



4305 Santa Fe Avenue, Vernon, California 90058  
Telephone (323) 583-8811

June 27, 2007

HOUSING POLICY  
DEVELOPMENT, HCD  
JUN 29 2007

Department of Housing and Community Development  
Office of Director  
1800 Third Street, Suite 450  
P.O. Box 952053  
Sacramento, CA 94252-2053

Re: Annual Report on the General Plan for Fiscal Year 2006-2007

Dear Sir or Madam:

Transmitted herewith is a copy of the City of Vernon Annual Report on the General Plan for Fiscal Year 2006-2007, which was approved by the City of Vernon City Council on June 25, 2007.

If you have any questions regarding this matter, please call Mr. Kevin Wilson at (323) 583-8811 ext. 245.

Very truly yours,

  
Nelly Giron  
City Clerk

NG:dr

Enclosure

c: S. Kevin Wilson  
Resolution No. 9350

*Exclusively Industrial*

**RESOLUTION NO. 9350**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
VERNON APPROVING AND ADOPTING THE ANNUAL REPORT ON  
THE GENERAL PLAN FOR FISCAL YEAR 2006-2007

WHEREAS, the City Council adopted a General Plan for the City of Vernon by Resolution No. 5609 on April 18, 1989, as revised by Resolution Nos. 6109 and 7711 on June 16, 1992 and February 21, 2001, respectively; and

9               WHEREAS, Government Code § 65400 requires that the Planning  
10 Agency for the City of Vernon "Provide an annual report to the  
11 legislative body, the Office of Planning and Research, and the  
12 Department of Housing and Community Development on the status of the  
13 plan and progress in its implementation, including the progress in  
14 meeting its share of regional housing needs...;" and

WHEREAS, the City Council is the Planning Agency for the City  
of Vernon; and

17               WHEREAS, by memo dated June 12, 2007, the Director of  
18 Community Services & Water has recommended that the "2007 Annual Report  
19 of the Director of Community Services & Water to the City Council on  
20 the Status of the City of Vernon General Plan for Fiscal Year 2006-  
21 2007" be approved and adopted.

22 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
23 CITY OF VERNON AS FOLLOWS:

24               SECTION 1: The City Council of the City of Vernon does  
25 hereby find and determine that the recitals contained hereinabove are  
26 true and correct.

27                   SECTION 2: The City Council of the City of Vernon hereby  
28 approves and adopts as its annual report pursuant to Government Code

1       § 65400 the "2007 Annual Report of the Director of Community Services &  
2       Water to the City Council on the Status of the City of Vernon General  
3       Plan for Fiscal Year 2006-2007," a copy of which is attached hereto and  
4       incorporated by reference as Exhibit A.

5                 SECTION 3: The City Clerk of the City of Vernon, or her  
6       designee, is hereby directed to provide the following with a copy of  
7       the said Annual Report on or before July 1, 2007:

- 8                 1.       Office of Planning and Research  
9                         1400 Tenth Street, Room 121  
10                  P.O. Box 3044  
11                  Sacramento, CA 95812-3044
- 12                 2.       Department of Housing and Community Development  
13                  Office of Director  
14                  1800 Third Street, Suite 450  
15                  P.O. Box 952053  
16                  Sacramento, CA 94252-2053

17                 SECTION 4: The City Clerk of the City of Vernon shall  
18       certify to the passage of this resolution, and thereupon and thereafter  
19       the same shall be in full force and effect.

20                 APPROVED AND ADOPTED this 25<sup>th</sup> day of June, 2007.

21                   
Hilario Gonzales

22                 Name: \_\_\_\_\_

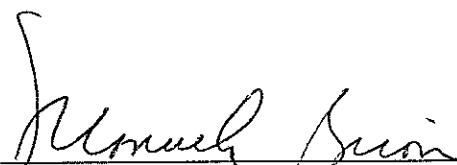
23                 Title: ~~Mayor~~ / Mayor Pro-Tem

24       ATTEST:

25         
26       MANUELA GIRON, City Clerk

1 STATE OF CALIFORNIA )  
2 COUNTY OF LOS ANGELES ) ss  
3

4 I, MANUELA GIRON, City Clerk of the City of Vernon, do hereby  
5 certify that the foregoing Resolution, being Resolution No. 9350, was  
6 duly adopted by the City Council of the City of Vernon at a special  
7 meeting of the City Council duly held on Monday, June 25, 2007, and  
8 thereafter was duly signed by the Mayor or Mayor Pro-Tem of the City of  
9 Vernon.

10   
11 Manuela Giron  
MANUELA GIRON, City Clerk

12 (SEAL)

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# **EXHIBIT A**



2007 ANNUAL REPORT  
OF THE DIRECTOR OF COMMUNITY SERVICES & WATER  
TO THE CITY COUNCIL  
ON THE STATUS OF  
THE CITY OF VERNON GENERAL PLAN  
FOR FISCAL YEAR 2006-2007

June 2007

Prepared by City of Vernon  
Community Services & Water Department

## INTRODUCTION

This annual report serves two purposes. First, the report is the method through which the City of Vernon complies with the requirements of Section 21081.6 of the California Public Resources Code pertaining to monitoring of the mitigation measures included in the Final Environmental Impact Report for the General Plan Update and Zoning Ordinance Revision (dated April 18, 1989) and the Final Supplemental Environmental Impact Report for the General Plan Revisions (dated June, 1992). Second, the document is the Annual Report of the Director of Community Services & Water to the City Council on the status of the General Plan and the progress of its implementation, in accordance with Government Code Section 65400(b).

**ANNUAL MITIGATION MONITORING PROGRAM REPORT  
FOR THE CITY OF VERNON GENERAL PLAN**

Monitoring of the mitigation measures included in the General Plan Update Final EIR was initiated by City Council Resolution No. 5612 (adopted May 2, 1989). This annual report is the method through which the City of Vernon complies with the requirements of Section 21081.6 of the California Public Resources Code pertaining to General Plan mitigation monitoring. Section 21081.6 requires a lead agency to adopt a mitigation monitoring program in order to mitigate or avoid significant effects on the environment. The monitoring program for implementation of the General Plan mitigation measures consists of the annual review process undertaken for the annual report. The overall responsibility for monitoring adherence to General Plan policies belongs to the City of Vernon Department of Community Services & Water.

## ANNUAL REPORT ON THE STATUS OF THE CITY OF VERNON GENERAL PLAN

Government Code Section 65400(b) requires in part that each city "Provide an annual report to the legislative body on the status of the plan and progress of its implementation...." This annual report is a working document that provides specific direction for the City of Vernon and alerts the City to General Plan revisions that may be required in the future. The City of Vernon General Plan was originally adopted on April 18, 1989, and amended on June 16, 1992 and February 21, 2001.

The report is prepared in a tabular format to illustrate the relationship between the proposals and programs contained in the General Plan and implementation actions. The matrix identifies each General Plan policy whose implementation requires a specific monitoring process, then describes how each policy is being implemented, the current status of each implementation program, and the future action required in order to complete each program.

The matrix does not include every policy listed in the General Plan. Some policies are statements of basic City outlook toward an issue and could be associated with a wide variety of actions. More specific related policies, however, contain specific direction. These specific policies, generally linked with land development and program actions, are found in the matrix.

Government Code Section 65400(b), as amended in 1990, requires that the annual report include "the progress in meeting [the City's] share of regional housing needs determined pursuant to Section 65584." The Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) identified a future housing need of zero for the City based largely on environmental constraints and the loss of jobs which would result if industrial employment were displaced by housing.

Government Code Section 65400(b), as amended in 1992, requires that the annual report provide the status of "local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583." Section 65583(c)(3) states, "Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing." The City of Vernon Housing Element discusses actions to *maintain* and *improve* housing in the City. Since the City owns the majority of the housing stock, direct maintenance and improvement is possible. In the past year the City has continued its program of maintenance and repair.

Development of substantial numbers of new housing units in Vernon is unlikely based on the City's unique character as an exclusively industrial City. Constraints to new housing development in Vernon are generally not *governmental*, but due to the absence of available land and *environmental* conditions. The City's Comprehensive Zoning Ordinance permits residences in any zone. The industrial nature of Vernon results in noise, dust, vibration, odors, and toxic or chemical storage and wastes from local industries, many of which operate around the clock. These environmental conditions restrict the availability of appropriate locations for new housing development in Vernon. The City requires conditional use permits in the Heavy Industry (M-2) Zone to ensure that any potential new housing is not adversely affected by ongoing industry.

CITY OF VERNON  
GENERAL PLAN REVIEW TABLE

A. Policy No.	B. General Plan Policy	C. Implementation Program	D. When Applied	E. Oper- ating Time frame	F. Status	G. Future Action	H. Next Review
Land Use Element							
2.1	Require private upgrading of parking and loading facilities.	Insure construction as part of any planned improvement.	X		Zoning Ordinance requirement	Pursuant to Code	Each project
2.2	Encourage cooperative solutions for off-street parking.	Cooperative project planning between neighboring firms and public-private ventures	X		City direction and staff assistance	On-going. The City is currently studying methods to encourage shared parking.	Each project
2.3	Enforce building and health and safety codes.	On-site inspections	X	X	Certif. of Occupancy plus scheduled and random inspections	With each new project plus on random basis	On-going
2.4	Revitalization through redevelopment and related financing.	Establish agency. Institute redevelopment. Issue bonds.		X	Implement projects.	The Building Department has made approximately 4,548 inspections and the Health Department has made approximately 5,631 inspections from July '06 to June '07.	On-going
						City is in the process of purchasing properties for redevelopment. Agency obtained bond for redevelopment activities.	
						Investigate new projects.	
						On-going	

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**CITY OF VERNON**  
**GENERAL PLAN REVIEW TABLE**

A. Policy No.	B. General Plan Policy	C. Implementation Program	D. When Applied One-Time or Con- struct	E. Method	F. Status	G. Future Action	H. Next Review
<b>Natural Resources Element</b>							
1.1	Maintain City landscaped areas.	On-going maintenance		X	Budget appropriation	Landscape maintenance included in '07-'08 FY budget. Landscape existing medians as part of street improvement projects.	FY budget review
1.2	Cooperate in upgrading L.A. River Channel.	Participation with Corps of Engineers	X		Staff cooperation	Corps study available - no improvement required.	None required
1.3	Encourage privately established and maintained landscaping.	Developed as part of any planned improvement or new construction	X		Conditional Use Permit, Building Permit	On-going	Continuing review
1.4	Continue and expand tree planting program.	Planting of trees as streets are improved or new buildings constructed	X		City or private developer	On-going	Continue program
2.1	Encourage water conservation.	Conservation Ordinance		X	Water conservation standards	Conservation ordinance in place. Assist in funding of recycled water line.	One year
2.2	Encourage energy-saving designs.	Developed as part of any planned improvement or new construction	X			Ongoing. Installed LED traffic signals.	One year
2.3	Enforce environmental protection laws.	On-site inspections	X	X	Requirement of building permit that all heated & cooled spaces be insulated and meet Title 24	Requirement of building permit that all heated & cooled spaces be insulated and meet Title 24	Implement Ordinance when necessary.
				X	Certif. of Occupancy, Hazardous Materials Permit plus random inspections	On-going	On-going

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GENERAL PLAN REVIEW TABLE

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<b>Infrastructure Element</b>							
1.1	Continue to upgrade street system to minimum standards.	Select and improve specific roads.	X	Capital improvement program	City crews continue maintenance of City roadways from July 06 to June 07.	Budget and resurface various streets. City crews continue maintenance of roadways.	One year
1.3	Limit location of transportation-related uses and large warehouses to specific areas of City.	Revise Zoning Ordinance.	X	Building Permit	26 <sup>th</sup> Street extension under construction, including bridge over Atlantic Boulevard. Design complete on 26 <sup>th</sup> Street reconstruction from LADWP to Long Beach Freeway to be completed in the Fall of 2007.	Continue application of new standards.	Each project
1.4	Explore designating one-way couples.	Traffic study	X	Consultant budget appropriation	Operative	Study complete	None at moment
1.5	Pursue grade separations for railroad crossings.	Planning and design of improvements by City or Alameda Corridor	X	Planning, design and construction of improvements	Alameda Corridor construction completed.	Continue to review if additional crossings need to be grade separated.	One year
1.6	Encourage improvement of MTA services.	Discussions and agreements with MTA	X	Initiate communication.	Staff met with MTA to discuss level of service	Continue discussions.	One year
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GENERAL PLAN REVIEW TABLE

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1.7	Encourage ridesharing and public transit.	Programs for City and for private employees	X	One-Time Construct	City action and AQMD	On-going	One year
1.8	Explore redesign of Atlantic/Bandini freeway interchange.	Discussions and agreements with Caltrans	X	Operating Structure	Communication program	Continue program.	One year
1.9	Explore adding freeway interchange at Stauson.	Discussions and agreements with Caltrans	X	One-Time Construct	Environmental Impact Report on I-710 major investment study is being conducted by Gateway COG which will include redesign of Atlantic/Bandini interchange	Continue program.	One year
2.3	Explore public parking lots for employees.	Needs assessment, locational analysis, and construction	X	One-Time Construct	Planning and design work required.	Study complete. EIR being prepared.	On-going
3.1	Evaluate water supply and distribution.	Inspection and analysis	X	One-Time Construct	Parking assessment districts/redevelopment	Continue planning.	One year
3.2	Ensure that new and expanded facilities pay for increased water demand.	Program to be developed	X	One-Time Construct	Being reviewed for possible Redevelopment Agency participation. City is currently conducting a study to determine the need as part of the parking and loading study.	Being reviewed for possible Redevelopment Agency participation. City is currently conducting a study to determine the need as part of the parking and loading study.	One year
			X	One-Time Construct	City completed a hydrogeological study and a hydraulic analysis of water system. Seismic upgrade of elevated tank completed.	Budget upgrades.	One year
			X	One-Time Construct	Assess individual projects.	On-going	On project basis
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4.1	Evaluate sewage system.	Inspection, analysis, and construction	Evaluation during project planning	X	Budget appropriation	City crews continue to clean and maintain sewer system. Construction completed of the 4 <sup>th</sup> phase of CMD sewer.	Budget for cleaning and maintaining sewer system. Video existing sewer system to determine condition. Maintain contract for emergency sewer repairs.
4.2	Ensure that new and expanded facilities pay for increased sewage disposal.	Evaluate storm drainage system.	Inspection, analysis, and construction	X	County Sanitation Districts assesses individual projects.	On-going	On project basis
5.1				X	Budget appropriation	City crews continue to clean system in compliance with NPDES requirements. The development planning and construction development manuals were updated to meet current NPDES requirements. City videoed storm drain system to determine condition of pipe and determine if any illegal connections existed.	Budget for cleaning and inspection.
5.2	Ensure that new and expanded facilities pay for necessary drainage improvements.	Evaluation during project planning	X	Individual project review	On-going	On project basis	Each project
5.3	Monitor use and storage of hazardous chemicals.	On-site inspections by Health Dept.	X	Site-specific inventories plus random inspections	Approximately 1,846 inspections from July 06 to June 07.	With each new project plus on random basis	On-going

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1.2	Cooperate with South-East jurisdictions to maintain emergency response system.	Discussions and agreements	X	Initiate communication.	Fire Department Area E Mutual Aid agreement, Public Works Mutual Aid agreement in place.	On-going	One year
1.3	Disseminate earthquake information.	Provide information to businesses.	X	Program administration by Fire Dept.	On-going	As required	One year
1.4	Assist school district in emergency response teaching.	School visits by Fire Dept.	X	Annual program of school visits	Made annual inspection	Continue program.	One year
1.5	Ensure adequate water flow and pressure for fire protection.	Inspection, analysis, and construction	X	Budget appropriation	City completed a hydrogeological study of aquifer, a hydraulic analysis of water system and seismic upgrade of the elevated tank.	Complete improvements identified in studies.	FY budget review
2.1	Continue to help State identify and monitor hazardous waste sites.	Research and inspect sites and assist with closure reports.	X	City agency communication with State agencies	On-going	In conjunction with State actions	On-going
2.2	Cooperate with regional agencies in routing hazardous materials along low-risk transportation corridors.	Discussions and agreements with other agencies	X	City program CUP requirements	On-going	Continue program.	One year
2.3	Maintain records of businesses' chemical inventories in Fire & Health departments.	Require businesses to file inventory; random on-site inspections.	X	Program developed and instructions provided to businesses.	Health Department implemented new database.	Annual inventory updates	On-going
3.2	Require businesses to prepare hazardous accident contingency plans.	Plans from each applicable business plus random on-site inspections	X	Requirements developed and instructions provided to businesses.	On-going	Annual plan update	On-going
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3.3	Educate public about safety.	Prepare and mail information. Conduct on-site inspections.	One-Time Open Meeting	Con- struct Project	On-going.	Continue program.	On-going
3.4	Inform public of importance of legible signs and address numbers for emergency personnel.	Prepare and mail information, conduct on-site inspections.	X	X	Fire Dept. & Bldg. Dept. On-going inspections	Continue program.	On-going
3.5	Review City's emergency service equipment.	Inspection and interviews	X		Budget appropriation	Budget for reconstruction of Fire Station No. 4 and new Emergency Operations Center.	On-going
3.6	Require new developments to underwrite costs of special fire-fighting equipment if required.	Plan check, Fire Dept. plan review	X		Reconstruction of Fire Station No. 2 is ongoing. Police Station remodeled to improve locker room facilities.	Reconstruction of Fire Station No. 2 is ongoing. Ordered new hazardous materials response vehicle.	On-going
4.1	Require safety-conscious design.	Plan check, on-site inspection	X	X	Require sprinklers, on-site hydrants, and main installation.	Each project evaluated.	One year
4.2	Develop standards for future private roads.	City review and approval	X		Building Permit, Certificate of Occupancy evaluated.	On-going	Each project
4.3	Require new project review for emergency access, defensible space, and worker safety.	Plan check, on-site inspection	X	X	Building Permit, Certificate of Occupancy evaluated.	On-going	Each project

- |    |  |  |
|----|--|--|
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			One- Time	Con- struct	On-going	Continue program.	One year
1.1	Reduce transportation noise through design and routing.	Include in design of new roadway improvements.	X	X	Capital improvement program	Continue program.	One year
1.2	Ensure enforcement of noise levels.	On-site analysis in response to complaint		X	Budget appropriation, Zoning Ordinance	Continue program.	Each project
2.2	Encourage acoustical considerations in design of new facilities.	Plan check, on-site inspection. Individual business responsibility	X	X	Building Code compliance	Health Department monitors noise complaints in the community.	Each new project evaluated.
3.1	Establish noise and vibration performance standards.	Revise Zoning Ordinance.	X	X	Approve Zoning Ordinance revisions.	Vibration standards adopted.	On-going
3.2	Coordination among City agencies involved in noise and vibration abatement	Response program		X	Bldg. permit and complaint response	Adopt noise standards. Annual review of standards.	One year

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